



Battson Road, Bristol
, BS14 8SW

£367,500



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Battson Road, Bristol

DESCRIPTION

We are delighted to present this immaculate semi-detached house for sale. This property is ideal for first-time buyers and families alike, boasting an impressive array of features.

The residence offers two tastefully designed reception rooms. An open-plan beautiful lounge and a stunning kitchen/diner, fitted in the last two years, filled with natural light, perfect for entertainment or relaxation. The spacious kitchen comes with ample storage enhancing the dining space with a beautiful garden view, that also provides access to the rear garden through patio doors, a perfect setting for family meals. This property further benefits from a ground floor WC and utility room, adding to the practicality of the property. You will also find a study which you can access from the front of the property and internally. The property also benefits from the addition of a new boiler.

Three bedrooms are housed in this property, two of which are generous double rooms and the third is a single room currently being utilised as a games room. All three rooms have fitted wardrobes. The property also hosts a modern bathroom, ensuring enough facilities for a family.

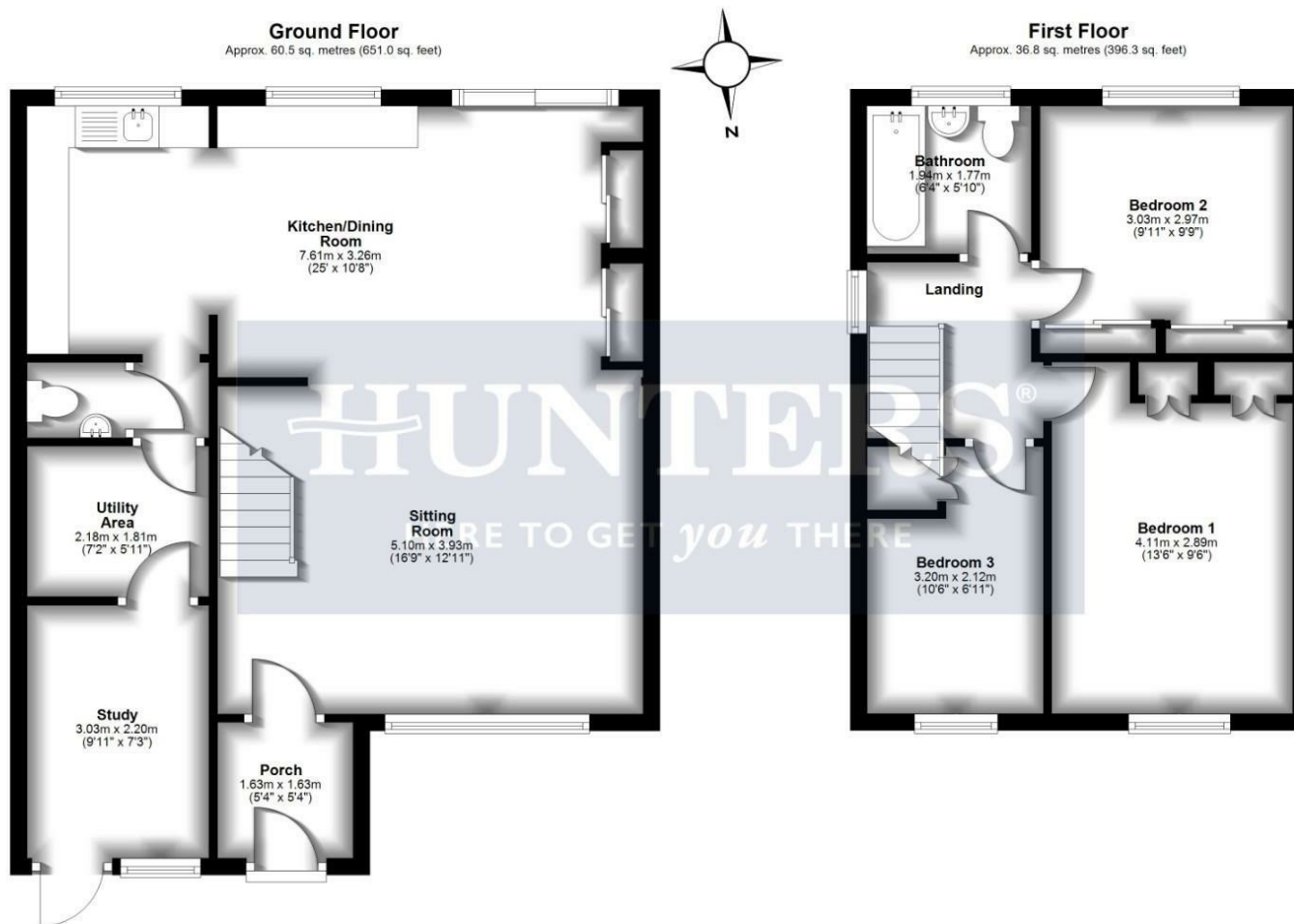
Externally, the property offers a driveway and off-street parking, a unique feature for properties in this area. The generous garden is enclosed and south-facing! Also complete with a patio area - perfect for alfresco dining in the warmer months.

The location of this house is in close proximity to public transport links, local amenities, and nearby schools making it a convenient place to reside.

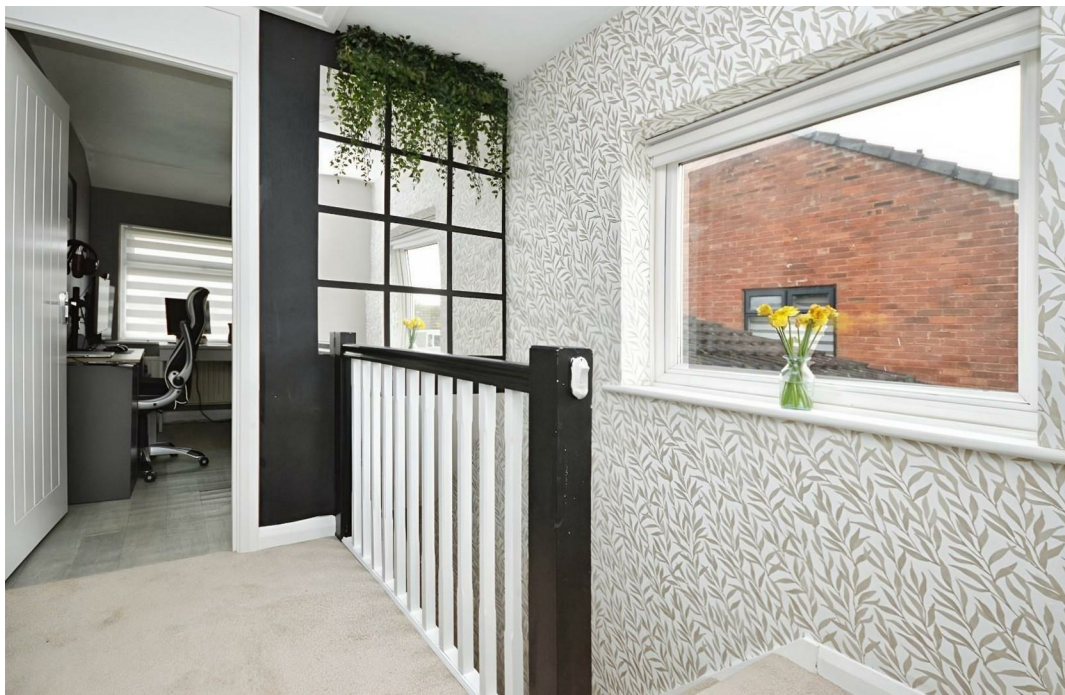
This house is not only practical but also provides a cosy home atmosphere with its bright and airy design throughout. Don't miss out on this beautiful home!

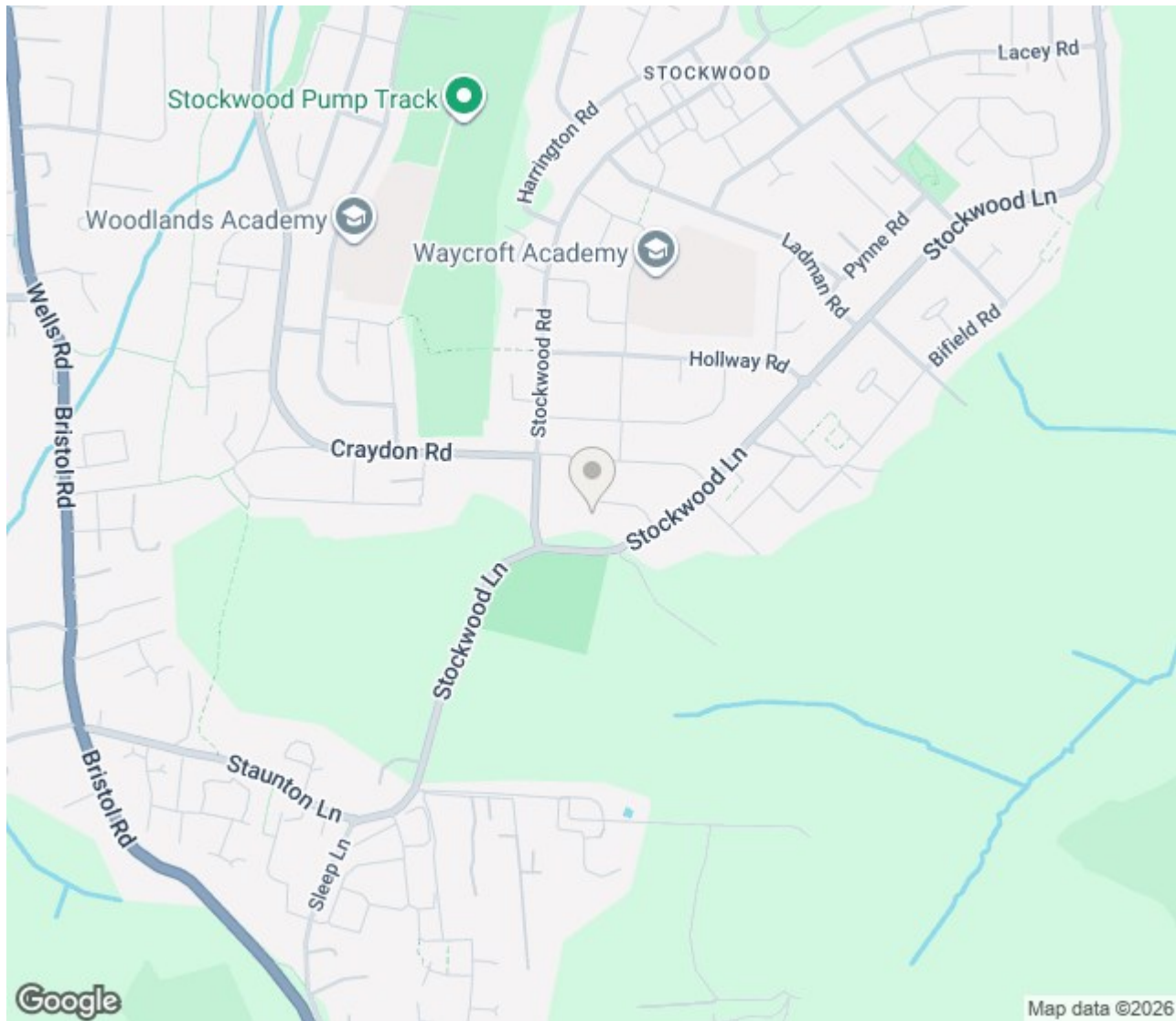






Total area: approx. 97.3 sq. metres (1047.2 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.